



COMMUNITY DEVELOPMENT DEPARTMENT

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**PLANNING COMMISSION**

**TUESDAY, APRIL 9, 2002**

**MORGAN HILL UNIFIED SCHOOL DISTRICT  
BOARD ROOM  
15600 CONCORD CIRCLE  
MORGAN HILL, CA**

**COMMISSIONERS**

CHAIR BARBARA SULLIVAN  
VICE-CHAIR PATRICIA MCMAHON  
COMMISSIONER GENO ACEVEDO  
COMMISSIONER ROBERT J. BENICH  
COMMISSIONER RALPH LYLE  
COMMISSIONER JOSEPH MUELLER  
COMMISSIONER CHARLES D. WESTON

**REGULAR MEETING - 7:00 P.M.**

**\*\*\* A G E N D A \*\*\***

**NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH  
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

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**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**CONSENT CALENDAR:**

**1. ADOPTION OF RESOLUTION APPROVING THE FINAL PROJECT SCORES FOR THE FY 2001-02 MEASURE P OPEN MARKET COMPETITION:**

**Recommendation:** Adopt Resolution No. 02-26, approving the final project scores for FY 2001-02 Measure P Open Market Competition.

**OLD BUSINESS:**

**2. USE PERMIT AMENDMENT, UPA-98-07: MONTEREY-IRISH CONSTRUCTION:** A request for approval to amend Conditional Use Permit 98-035 to allow for the demolition of a 2,000 sf office within an existing office/warehouse building, and replace with a 3,124-sf office space. The subject site is located on the southeast corner of Monterey Road and Burnett Avenue. (APNs 726-42-004 & -006)

**Recommendation:** Adopt Resolution No. 01-29, approving request.

**3. ZONING AMENDMENT, ZA-01-20: TENNANT-SAFEWAY:** A request for approval of an amendment to the precise development plan for a 21.34 acre shopping center located on the south east corner of the intersection of Tennant Ave. and Monterey Rd. The PUD amendment will allow for the reconstruction and addition to an existing shopping center. A mitigated negative declaration is proposed for the project. (APN 817-06-39 & 40)

**Recommendation:** Adopt Resolution No. 02-27 amending Resolution No. 02-07 to the Precise Development Plan and establishing PUD guidelines for the Tennant Station Shopping Center.

**NEW BUSINESS:**

**4. RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) ALLOTMENTS IN THE ANNUAL MICRO PROJECT COMPETITION FOR FISCAL YEAR 2003-04:**

- a) MICRO MEASURE P, MMP-02-01: NINA LANE-CHEN:** A request for a residential building allotment for five single-family dwellings (three detached units and two attached units)

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on a .61-acre site located on the east side of Juan Hernandez Dr., just north of San Vicente Rd. (a portion of APN 817-60-021)

- b) **MICRO MEASURE P, MMP-02-02: DEWITT-MARQUEZ:** A request for a residential building allotment for five single-family detached dwellings on a 2.0-acre site located on the west side of DeWitt Ave., approximately 1,000 ft. south of Dunne Ave. (APN 773-08-014)

**Recommendation:** Approve project evaluation scores by minute action, and provide direction to staff regarding the award of the Fiscal Year 2003-04 Building Allotment.

5. **MEASURE P, MP-01-12: E. DUNNE-FIRST COMMUNITY HOUSING:** A request for 38 residential building allotments for FY 2003-04. The overall project consists of 100 apartment units; 62 allotments have already been awarded. The overall site is approximately 7.2 acres and is located at the southeast corner of E. Dunne Ave. and Butterfield Blvd. (APN 817-11-060)

**Recommendation:** 1) At the close of public hearing for the First Community Housing Affordable Measure P application, the Commission allow First Community to revise their application to be eligible for the award of building allotments; and  
2) The Commission direct Staff to meet with the applicant to identify changes necessary to receive a minimum passing score in the Safety and Security category.

**OTHER BUSINESS:**

6. **MULTI-FAMILY VACANCY RATE REPORT:**

**Recommendation:** Approval of Multi-Family Vacancy Rate Report by minute action.

7. **APPOINTMENT OF A REAL ESTATE REPRESENTATIVE TO THE MEASURE P SUBCOMMITTEE:**

**Recommendation:** Consider whether to include a real estate representative on the Measure P Subcommittee.

**TENTATIVE UPCOMING AGENDA ITEM FOR THE APRIL 23, 2002 MEETING:**

- **ZA-00-05: Hale-Glenrock/Shea Homes**
- **GPA-01-09: City of Morgan Hill-Adoption of Housing Element**
- **ZA-02-04: Church-South County Housing**
- **Draft Capital Improvement Program (CIP) Presentation**

**ANNOUNCEMENTS**

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**CITY COUNCIL REPORTS**

**ADJOURNMENT**

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**SPEAKER CARD**

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

**NOTICE**  
**AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

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**NOTICE**

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

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